

371 000 €

For sale house

4 rooms

Surface : 126 m²

Surface of the living : 46 m²

Surface of the land : 1726 m²

Year of construction : 2015

Exposition : Sud est

View : Montagnes et ville

Hot water : Individuel

Features :

Surf terrace. 16, pool, disabled access,
Reversible climate control, single floor,
wooded, indoor swimming pool, Pool detail:
7x4, heated pool, Nature swimming pool:
HULL, Double-vitrage, Water distribution:
INDIVIDUAL, Water Energy: SOLAR

2 bedroom

1 terrace

1 shower

2 WC

1 parking

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

21/05/2024 - Prix T.T.C



House 706 Saint-Girons

Independent house from 2015 with adjoining land and outbuilding, in a dominant location. The house offers 99 m² of living space including on the ground floor: an entrance, an office, a living room of approximately 46 m² with equipped kitchen, two bedrooms, a bathroom, toilets, a pantry and the boiler room. Large wooden balcony of approximately 25 m² to the South-East, wooden terrace of approximately 16 m² to the North-West. In the basement: workshop, rainwater recovery tank (toilets, washing machine). Between the house and the outbuilding, car/bike shelter. The outbuilding offers 27 m² of living space and includes: an entrance, toilets, a room with sink; possibility of independent accommodation. House and outbuilding benefiting from wood central heating (pellets) and reversible air conditioning; stove (logs) in the house. Solar and photovoltaic panels ensuring the production of hot water and electricity: annual profit on electricity production of approximately €760; heating and electricity consumption: €750/year. Terraced land of 1,726 m² on which there is a 7X4 swimming pool (shell), heated by solar panels, with wooden deck. Well connected to mains drainage. No major work required.

Legal information

